

**37 Galatea Road, Falcon, Mandurah, WA 6210**



**Sold House**

Tuesday, 15 August 2023

37 Galatea Road, Falcon, Mandurah, WA 6210

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**

**\$502,500**

Situated on a massive 1,012m<sup>2</sup> block zoned R20 and connected to deep sewerage this block can be subdivided as a duplex or one day simply build your dream home and enjoy life in this sought after Falcon location. Fantastic opportunity for the astute investor/developer! Keep the current dwelling earning a rental return of \$280 pw with an increase potential at the end of tenancy to \$350 pw, keep as a great little summer beach home getaway or demolish and build a dream family home. Blocks are becoming increasingly harder to find in this well-established beach suburb, especially when it's only a 5-minute walk away from the beach. This adorable beach shack is over 50 years old (built 1969) of fibro and iron construction, but due to its age will be sold on an "As-Is" Basis but is currently tenanted to a great long-term tenant until April 2024. Features include: • WALK TO BEACH IN 5 MINUTES • HEAR THE OCEAN AT NIGHT • LIGHT BRIGHT AND AIRY • JARRAH FLOORBOARDS TO LIVING AREAS / CARPET IN BEDROOMS • OPEN PLAN LIVING / DINING / KITCHEN • FREE STANDING ELECTRIC COOKER / OVEN • WOODEN OUTDOOR DECK FOR ENTERTAINING • AIRCONDITIONING • ROOM FOR KIDS TO PLAY AND EXPLORE Private viewings can be arranged with tenant negotiation. Please contact Kent 0411 753 770